

00545145/rl

SHERIFF

KING COUNTY

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

LIBERTY HOME EQUITY SOLUTIONS, INC.
FORMERLY KNOWN AS GENWORTH
FINANCIAL HOME EQUITY ACCESS, INC.
FORMERLY KNOWN AS LIBERTY REVERSE
MORTGAGE, INC., its successors in interest and/or
assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF CHLOE C.
COLE, DECEASED; LUMON H. COLE, JR.; LINDA
IRWIN; RICK A. THOMPSON; UNITED STATES
OF AMERICA SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; WASHINGTON STATE
DEPARTMENT OF SOCIAL AND HEALTH
SERVICES; OCCUPANTS OF THE PREMISES; also
all other persons or parties unknown claiming to have
any right, title, estate, lien or interest in the property
described in the complaint

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY

CAUSE # 11-2-20903-2 KNT

JUDGMENT RENDERED ON 9/17/2013
WRIT FOR ORDER OF SALE ISSUED: 9/23/2015
DATE OF LEVY: 10/8/2015

TO: UNKNOWN HEIRS AND DEVISEES OF CHLOE C. COLE, DECEASED; LUMON H. COLE, JR.;
WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES; OCCUPANTS OF THE
PREMISES; ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING TO HAVE ANY RIGHT,
TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT (IN REM),
JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

30453 SOUTHEAST KANASKET KANGLEY ROAD, RAVENSDALE, WASHINGTON, 98051,
now also known as 30453 KANASKET KANGLEY ROAD SOUTHEAST, RAVENSDALE,
WASHINGTON, 98051

THE EAST HALF OF LOT 1, MARIAN'S ADDITION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 95 OF PLATS, PAGE 75, IN KING COUNTY, WASHINGTON; EXCEPT
THE NORTHERLY 390 FEET THEREOF.

THE MANUFACTURED HOME THEREON SITUATED IS DESCRIBED AS:

KAUFMAN & BROAD HOME SYSTEMS BOISE IDAHO MO/YR MFG 8/76 GVWR 13M VEHICLE
NO(S). 429X AND 429U, TYPE 430, ID: 43024X602PK, IDA-613-429-KB-X AND IDA-613-429-KB-U,
MH 54359 AND 54360.

THE TAX ACCOUNT NUMBER IS 514650-0012-09; PP ACT # 39952726

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: DECEMBER 4, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$215,240.54 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on AUGUST 4, 2016.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on AUGUST 4, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON AUGUST 4, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
425-458-2121